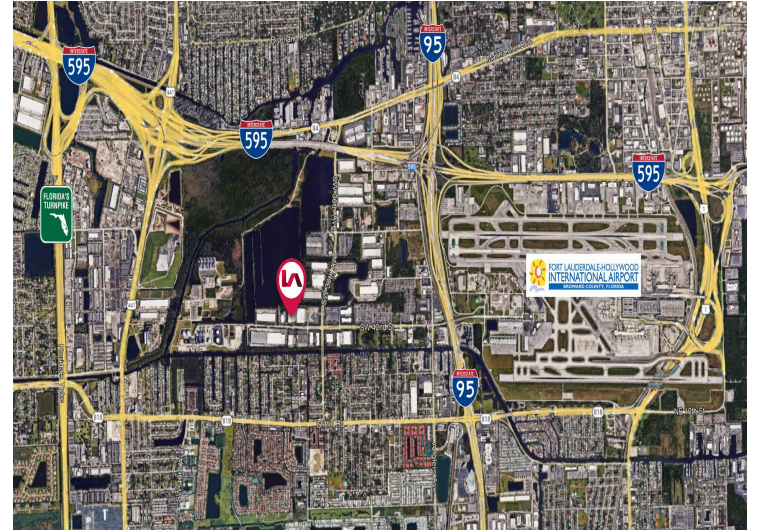


± 24,889 Sq. Ft. Industrial Space AVAILABLE FOR SUBLEASE PROLOGIS PORT 95

**3249 SW 42nd Street
Fort Lauderdale, FL 33312**



Sublease Rate

Upon Request

DETAILS:

Available Space:	± 24,889 Sq. Ft.
Warehouse:	± 10,345 Sq. Ft.
Office:	± 14,544 Sq. Ft.
Lot Size:	4.07 Acres
Parking Ratio:	1.00 / 1,000 SF
Year Built:	1998
Zoning:	M-3

PROPERTY OVERVIEW

Ideal Sublease opportunity at Prologis Port 95. Strategically located in Broward County Florida at a transportation nexus, in close proximity to I-95, State Road 84, the Florida Turnpike, I-595, Fort Lauderdale International Airport and minutes away from Port Everglades. Lee & Associates is marketing this ± 24,889 Sq. Ft. industrial space for sublease. The remaining lease term runs through April 2028.

PROPERTY HIGHLIGHTS

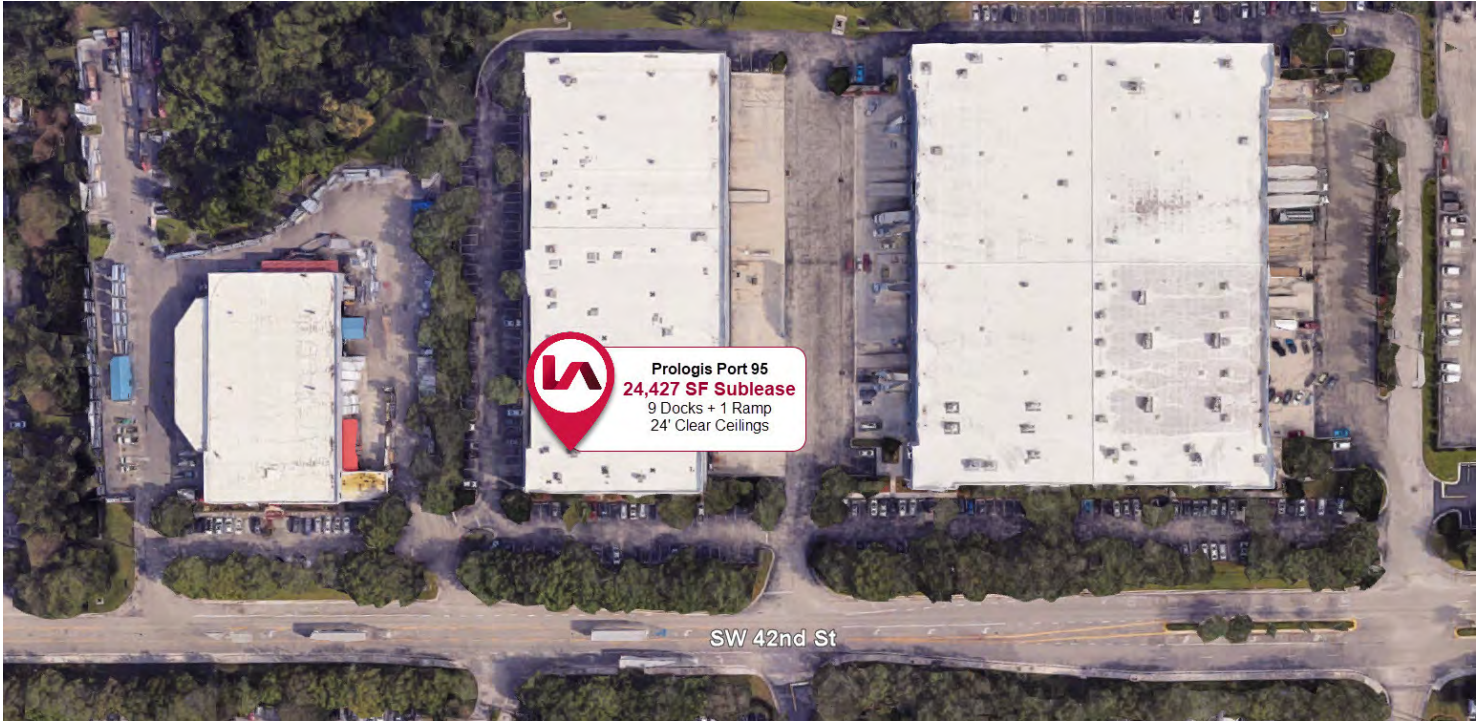
- 24' clear ceiling height
- 9 dock high doors with levelers
- 1 drive in Ramp
- 40' x 40' column spacing
- 175' truck court
- ESFR fire sprinkler system
- Available Immediately

William Domsky
wdomsky@lee-associates.com
D 516.721.0676

Copyright © 2026 Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

± 24,889 Sq. Ft. Industrial Space
AVAILABLE FOR SUBLEASE
PROLOGIS PORT 95

3249 SW 42nd Street
Fort Lauderdale, FL 33312



SUBLEASE INFORMATION

Available Space: ± 24,889 Sq. Ft.
Sublease Term: Through April 2028

Sublease Rate	Upon Request
----------------------	---------------------



William Domsky
wdomsky@lee-associates.com
D 516.721.0676

Copyright © 2026 Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.